



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 06/22/99

AGENDA ITEM 2

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Final Tract Map 7031 – Sobrato Development Companies (Subdivider) –  
Approve the Final Map and Authorize the City Manager to Execute a  
Subdivision Agreement for the Tract Improvements

**RECOMMENDATION:**

It is recommended that the City Council find the final map in substantial conformance with the tentative map and the conditions of approval thereof, and authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements.

**DISCUSSION:**

On September 22, 1998, the City Council approved Vesting Tentative Map Tracts 7031 for 155 residential condominium units on 6.18 acres. The property is located on West Winton Avenue near the northeast corner of Amador Street in a Commercial Office (CO) District.


The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The City Engineer has also approved the subdivision improvement plans, and the subdivider has posted a security for faithful performance of the improvements in the amount of \$350,000 and an equal amount for labor and materials.

Prepared by:

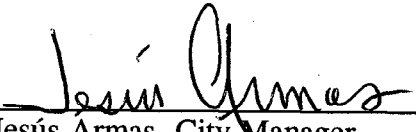
*Bashir Y. Anastas*

Bashir Y. Anastas, P.E.  
Development Review Services Engineer

Recommended by:

  
\_\_\_\_\_  
Sylvia Ehrental  
Director of Community and Economic Development

Approved by:

  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments:

Area Map

Draft Resolution

6.1.99

# DRAFT

## HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

### RESOLUTION APPROVING FINAL MAP FOR TRACT 7031, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION AGREEMENT

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 7031 located on West Winton Avenue near the northeast corner of Amador Street in a Commercial Office (CO) District; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map for Tract 7031 is in substantial conformance with the tentative map and does hereby approve the final map, subject to the condition that the subdivider enter into an agreement for the construction of improvements and other obligations required as a condition of approval of the tentative map for the tract and that approval shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7031 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward